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Chairman Lloyd Jordan
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
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Re: 90 & 91 Blagden Alley NW, BZA Case Nos. 18852 and 18853

Dear Chairman Jordan and Members of the Board:


I am an owner and resident of the Whitman Condos, 910 M Street NW, which is the condominium building directly across M Street from the planned project site. I purchased my unit in January 2007 and have lived there since then. I am writing to express my support for the proposed project, including the plan to provide no parking to the proposed project's residents.

I strongly believe that this project will improve my neighborhood. It will develop two lots that are currently used for surface parking, and it will further enhance Blagden Alley by adding residents and pedestrian activity without more cars. I support of historically conscious development projects such as this one. I have reviewed the variance application submitted by the developer, and in my opinion the variances and special exceptions requested by the developer will not have a detrimental effect on the community. The developer has done extensive outreach on this project, and it has made a concerted effort to respond to community concerns.

As I'm sure you're aware, the developer plans to provide no parking for the planned project's residents. While the lack of parking initially concerned me, the developer has made a convincing case that residents of the project are very unlikely to want or have their own cars. In addition, the developer has made strong, effective commitments that will further incentivize the use of public transportation and that will ensure that residents will not be able to park cars on neighborhood streets. I particularly note the fact that the developer has changed the buildings' addresses so that residents will never be eligible for residential parking permits. And once the building is open, the developer will provide residents with bike share and car share memberships, which services have obviously become quite popular in DC. Equally important, the developer will pay for a new bike share station nearby. Therefore, I am convinced that the project will not cause traffic or parking problems in the neighborhood.

In sum, the proposed project will greatly benefit my neighborhood, and the plan to provide no parking has been addressed by specific measures. The Board should approve the project.

Sincerely,


Timothy J. V. Walsh

Board of Zoning Adjustment
District of Columbia
CASE NO. 18853
EXHIBIT NO. 38